

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
OCTOBER 25, 2016
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2016 through 1/2017	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	A	8	1
Mark Booth, Vice Chair	P	5	0
Joan Hinton	P	9	0
Lakhi Mohnani	P	9	0
Howard Nelson [arrived 9:09]	P	2	0
Peter Cooper	P	4	1

Alternates:

Michael Madfis [until 11:58]	P	7	2
Joshua Miron	A	0	9
Robert Smith	P	8	1

Staff Present

Bruce Jolly, Board Attorney
Rhonda Hasan, Assistant City Attorney
Crystal Green-Griffith, Clerk III
Yvette Ketor, Clerk III
Yvette Cross-Spencer, Clerk III
Tasha Williams, Administrative Aide
Dorian Koloian, Clerk III
Alejandro DelRio, Building Inspector
Jose Abin, Building Inspector
Robert Masula, Building Inspector
George Oliva, Chief Building Inspector
Mario Carrasquel, Building Inspector
Michael Sanguinetti, Clerk III
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE16080885: Christopher Kennedy, property manager
CE16090447: Jody Stewart, property manager; Darrin Gursky, attorney; Brian Jacob, tenant
CE15091850: Daniel Plasencia, attorney
CE15030470: Kevin Hinds, owner
CE15011493: Ildiko Toth, owner; Mate Dezamits, owner's son
CE14031507; CE15092059; CE16051233: Eric Martinez, general contractor
CE15081042; CE15011800: Courtney Crush, attorney
CE15011944: Nestor Marin, manager
CE16030328: Rafael Jaramillo, owner
CE16062301: Maria Mendoza, owner; Carlos Garcia, owner
CE14071821: Kathleen Gordon, owner's daughter
CE15040555: Garo Gallo, tenant
CE14090494: Heather Blake, owner
CE15101733: Mark Seramur, realtor
CE16051422: Hugo Mittone, owner
CE15041915: Jessica Santana, contractor
CE16030015: Stephanie Griffin, attorney
CE16031538: Tony Alexandre, owner
CE15070786: Angela Lopes, employee; Daniel Swinarski, general contractor
CE13051997: Siriluk Yuthasunthorn, owner
CE16040790: Thomas Reich, managing member
CE16070893: Mark Harris, owner
CE16032371: Patrick Jandebour, owner
CE16070373: Julian Ocampo, general contractor; Stanley Zippin, owner
CE16032303: Carolina Ruiz, manager
CE16070628: Taner Gokalp, board president; Stephanie Anez-Arrieche, property manager
CE16060234: Chad Krezmien, general contractor
CE16051068: Scott Berger, association secretary
CE16091338: Andrew Douglas, attorney
CE16070941: Delio Contreras, owner
CE16070135: Lee Cohn, manager

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE16040790

1891 SW 29 AVE

UNITED PROPERTIES OF S FL LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress since August. He stated additional paperwork was needed for plan review and recommended a 28-day extension.

Tom Reich, managing member, requested 28 days.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15081042

441 S FTL BEACH BLVD

SOPHIA ENTERPRISES INC

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance .

Robert Masula, Building Inspector, reported the permit was active and recommended a 91-day extension.

Courtney Crush, attorney, said her client was working diligently.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15011800

229 S FTL BEACH BLVD

EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been picked up for corrections on 5/25/16 and never resubmitted. He did not recommend any further extension.

Courtney Crush, attorney, stated a small portion of the awning had been installed incorrectly and 15 months ago, they had asked FPL for permission to leave it in place but FPL had never responded. She requested time for the owner to remove the awning and reinstall it.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Mr. Nelson arrived at 9:09.

Case: CE16051068

3111 NE 51 ST
HERITAGE LANDINGS ASSOCIATION INC.

Service was via posting at the property on 10/14/16 and at City Hall on 10/14/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. FLAG POLE INSTALLATION.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Scott Berger, association secretary, said the company they had hired to install the flag had not pulled a permit. They had now hired a general contractor to pull the permit.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16091338

2841 N OCEAN BLVD # 907
LLEWELLYN, JUDY C

Service was via posting at the property on 10/14/16 and at City Hall on 10/14/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS A FULL BATHROOM DEMOLITION/REMODEL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY/CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. BASED ON THE CIRCUMSTANCE OF THIS CODE CASE THIS CASE IS SUBJECT TO FOUR TIMES THE PERMIT FEES UNDER SECTION 9-47.

FBC(2014) 110.6

**SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS
CODE CASE IS FULLY COMPLIED AND CLOSED.**

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Andrew Douglas, attorney for the unit owner, said the permit application would be submitted today. He requested 91 days.

Mr. Nelson wanted to be sure the application was filed soon and asked Mr. Douglas how the Board could be sure of this. Mr. Douglas stated the owner was diligently trying to resolve the violations. Mr. Nelson wanted the opportunity to check in 28 days. Inspector Masula said this work endangered the entire building. He stated he would support an extension in 28 days if the application had been submitted.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion failed 3-4 with Ms. Hinton, Mr. Smith, Mr. Nelson and Mr. Booth opposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 11/22/16, or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE16070135

4040 GALT OCEAN DR # 1105
TALERICO, FRANK

This case was first heard on 8/23/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit had been renewed on 10/10/16 and he had confirmed the units were not occupied and were not being used for special events. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16030015

1400 NE 56 ST
THE ISLES AT CORAL RIDGE CONDO ASSN

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mater permit and all sub-permits were active. He recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16090447

100 N FEDERAL HWY
THE WAVERLY AT LAS OLAS CONDO INC.

Service was via posting at the property on 10/14/16 and at City Hall on 10/14/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. INTERIOR REMODEL/BUILD OUT ALTERATION OF THIS
OFFICE SPACE WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula reported he had posted a Stop work Order on the property on 9/13/16. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Darrin Gursky, attorney, stated the violation was in a commercial unit, so the condo association was not responsible and he wanted them removed from the violation. He said unit owners owned the interior walls and this unit owner also owned the electrical powering system.

Mr. Gursky informed Mr. Jolly that this unit owner had fee simple title to the unit. He added that two years ago, this owner had undertaken alterations to the unit that resulted in litigation in circuit court and he felt this was the same conduct.

Jody Stewart, project manager, stated they had applied for a demolition permit and would submit revised plans for the work. He said they had "jumped the gun" and not anticipated how long it would take to get a permit.

Mr. Stewart promised that there would be a permit application by the Board's November meeting.

Ms. Hasan said the City would withdraw the case and re-cite the unit owner.

Case: CE16062301

745 W EVANSTON CIR
MENDOZA, MARIA TERESA H/E
GARCIA, CARLOS ALBERTO

Service was hand delivered on 10/17/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF
PERMIT AND INSPECTIONS:

1. REPLACEMENT OF FLAT ROOF.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE
PERMIT AND INSPECTIONS:

1. INSTALLATION OF FENCE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Alejandro DelRio acted as interpreter for the owner.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Carlos Garcia, owner, said he had replaced the metal fence at the rear of the property. He stated he had tried unsuccessfully to contact Inspector Abin to resolve the problem. There had been a roof leak and Mr. Garcia said he had read somewhere that he could repair it as the owner. He understood now that permits were needed and requested time to pull them.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15091850

200 S BIRCH RD # 1011
FRENI MEHTA REV TR
MEHTA, FRENI TRSTEE

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permits were active and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16051422

1249 SEABREEZE BLVD
MITTONE, HUGO F
MITTONE, PATRICIA N

Certified mail addressed to the owner was accepted on 10/15/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING INCLUDING KITCHEN AND BATHROOMS.
2. TILED WALL COVERINGS IN BATHROOMS AND KITCHENS INCLUDING BUT NOT LIMITED TO WET AREAS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF WATER SUPPLY AND WASTE LINES.
2. INSTALLATION OF BATHROOM AND KITCHEN FIXTURES NOT LIMITED TO SINKS, FAUCETS, VANITIES, TOILETS AND BIDETS.
3. INSTALLATION OF WATER HEATER.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF WIRING CIRCUITS.
2. INSTALLATION OF ELECTRICAL FIXTURES.
3. INSTALLATION OF BREAKER PANELS.
4. INSTALLATION OF NEW LIGHTING.
5. INSTALLATION OF NEW RECEPTACLES.

REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6)

GFI'S REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. REPLACEMENT OF MECHANICAL A/C SYSTEM.
2. INSTALLATION OF DUCT WORK AND REGISTERS.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. INSTALLATION AND REPLACEMENT OF DOORS AND WINDOWS.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY
REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND
ISSUANCE OF ALL AND ANY PERMITS AND/OR
DETERMINATION OF COMPLIANCE WITH THE FLORIDA
BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. He stated four applications had already been submitted.

Hugo Mittone, owner, said they had hired an architect to address the situation and requested time to have the work done. He confirmed that the property was not being occupied while work was being done.

Inspector Abin recommended allowing 91 days to ensure progress was being made.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 2/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15011944

609 NE 8 AV
ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$ 12,200 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there were two active permits but there had been no inspections. The master permit, which was issued 4/19/16, was technically expired after 180 days. The roof and fence permit applications had been pending pickup for corrections since August 1, 2016.

Nestor Marin, acquisition manager, said the owner had hired an architect and a contractor. He requested 30 days to close the open permits and pull the remaining

permits. Mr. Marin acknowledged that the property was occupied and the owner was collecting rent.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$ 12,200 fine, which would continue to accrue until the violations were corrected. In a roll call vote, motion passed 4-3 with Mr. Smith, Mr. Mohnani and Mr. Cooper opposed.

Case CE15040555

810 NE 4 AV
R W L 4 INC.

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported there had been progress; the property owner and tenant had submitted the change of use. He recommended a 91-day extension.

Garo Gallo, tenant, agreed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16070628

2701 N OCEAN BLVD
EMBASSY TOWER INC.

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$ 16,200 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit application had already been submitted when the Board last met but he had not seen it. The plans had been resubmitted the previous day with corrections. He recommended a 91-day extension and amendment of the 8/23/16 Order comply-by date to remove the accrued fine.

Stephanie Anez-Arriechi, property manager, thanked the Board.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to amend the 8/23/16 Order comply-by date from 9/27/16 to 10/25/15, removing the accrued fine. In a voice vote, motion passed 7-0.

Case: CE16080885

86 ISLE OF VENICE #3
SANTIAGOS HOUSE LLC

Certified mail addressed to the owner was accepted on 10/15/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THE WORK THAT HAS BEEN PERFORMED HAS CREATED A POTENTIAL LIFE SAFETY ISSUE.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Christopher Kennedy, property manager, said they had pulled the after-the-fact permits. He confirmed the unit had been vacated and they were working with an architect and a general contractor. He requested 28 days to get the permit applications submitted and 91 days to have the staircases reviewed. Mr. Kennedy agreed the unit would remain unoccupied until work was complete.

Inspector Masula did not believe there was a safety issue, provided the units were not occupied.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16060234

2715 N OCEAN BLVD # PHB
BOYACIOGLU, GARABAT

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported he had spoken with someone from CLK Builders, who informed him they were hiring a new design professional.

Chad Krezmien, general contractor, stated he had hired an architect to create drawings. He said the unit was unoccupied and promised the unit would remain unoccupied until work was complete.

Inspector Masula stated the building management did not want work done without permits. He said they would allow a design professional to inspect to create drawings but he did not believe any demolition work was needed just to inspect. Inspector Masula did not object to allowing 91 days.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16051233

2900 BANYAN ST
LEISURE BEACH SOUTH INC.

This case was first heard on 7/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application was in plan review and recommended a 91-day extension.

Eric Martinez, general contractor, agreed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14031507

416 SW 11 CT
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had been submitted in July 2015 but had failed all plan reviews. The permit applications were now null and void.

Eric Martinez, general contractor, said he had met with Inspector Abin, the owner and the architect the previous week and stated the owner would be submitting permit applications in the coming weeks.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

Case: CE16070941

3648 SW 17 ST
CONTRERAS, DELIO D

Service was via posting at the property on 10/20/16 and at City Hall on 10/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED ROOF STRUCTURE AT FRONT ENTRY
FABRICATED FROM HURRICANE SHUTTERS. **COMPLIED**
2. INSTALLED ROOF STRUCTURE IN BACK YARD
FABRICATED FROM HURRICANE SHUTTERS. **COMPLIED**
3. FABRICATED LAUNDRY ROOM STRUCTURE IN BACK YARD.
4. INSTALLED PREFABRICATED SHED AT BACK YARD.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF SPLIT MECHANICAL A/C SYSTEM.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF PLUMBING IN KITCHEN INCLUDING NEW SINK AND WASTE LINES.
2. LAUNDRY ROOM PLUMBING.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED ELECTRICAL IN LAUNDRY ROOM.
2. INSTALLATION OF ELECTRICAL CIRCUITS, OUTLETS AND FIXTURES IN LAUNDRY ROOM.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6)

GFI'S REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Inspector Alejandro DelRio acted as interpreter for the owner.

Delio Contreras, owner, said he knew he had done something wrong and was trying to fix it. He admitted he had done the work himself. He said he had an air conditioning contractor.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16070893

2139 SW 1 CT

UNITED LEGAL SERVICES LLC TRSTEE

Service was via posting at the property on 10/17/16 and at City Hall on 10/14/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. WOOD FENCE BUILT ON THE FRONT OF THE PROPERTY.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Mark Harris, owner, said he understood he needed a permit and requested 91 days.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15041915

1309 NW 15 CT
DALL 2 LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 91-day extension.

Jessica Santana, contractor, requested 91 days.

Inspector Abin stated the owner had applied for building and plumbing permits in 2015 and an electrical permit in January 2016. Mr. Madfis pointed out that the plumbing permit should not be for fixture replacement if the plumbing was never permitted.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Ms. Hinton, Mr. Madfis and Mr. Nelson opposed.

Case: CE15011493
401 SW 4 AVE # 605
TOTH, ILDIKO

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mate Dezamits, the owner's son, said the contractor was HL Enterprise, but he had scheduled inspections himself.

Robert Masula, Building Inspector, reported that in January 2015, unlicensed contractors had triggered a fire detector. An application had been submitted a year ago under the contractor Craft Construction with drawings from an architect. Recently, Inspector Masula had been informed by Barry Craft, the qualifier, that he was not involved in the project and he had "made a mistake in giving this person a permit application." Inspector Masula had put a hold on the application and Craft Construction had asked to be removed from the application. He said he was very reluctant to allow any more extensions.

Mr. Dezamits said he had hired a new contractor, who was supposed to change the master permit and Mr. Dezamits had pulled the plumbing and electrical permits.

Inspector Masula said he did not know who executed the processing of the permit applications that Craft had provided.

Inspector Masula informed the owner that he was subject to arrest for his actions. He reiterated that he wanted the case to be scheduled for a Massey hearing in 28 days.

Mr. Dezamits said he had pulled the permits for the electrical and plumbing subcontractors. He said he did not know he was not supposed to do this.

Ms. Hasan stated the owner was calling in for inspections on behalf of H.L. Enterprises. Inspector Masula informed Mr. Dezamits that he was subject to arrest and "you are going to cooperate with me and Detective Maura or I will put a warrant out for your arrest."

Motion made by Mr. Mohnani to grant a 28-day extension. Motion died for lack of a second.

The Board took no action.

The Board took a brief break.

Case: CE14090494

1205 NE 3 AV
BLAKE, HEATHER

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress.

Heather Blake, owner, requested a 90-day extension. She said the City was helping her with the renovations. She presented documentation to the Board.

Mr. Nelson confirmed that the City was helping the owner with the repairs.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15092059

1544 NW 9 AVE
KDE OF FL 1 LLC

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$7,400. The City was requesting amending the 6/28/16 comply-by date from 8/23/16 to 10/25/16, removing the accrued fines.

Jose Abin, Building Inspector, reported the permits were pending inspections and recommended a 126-day extension.

Eric Martinez, general contractor, agreed to the extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to amend the 6/28/16 Order comply-by date from 8/23/16 to 10/25/16, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE16031538

1413 NW 1 AV
ALEXANDRE, TONY

Certified mail addressed to the owner was accepted on 10/15/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. KITCHEN AND BATHROOM RENOVATIONS.
2. ADDITION OF LIGHT FIXTURES.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Tony Alexandre, owner, said he had applied for the kitchen permit.

Inspector DelRio said this case was begun pursuant to a complaint. He had responded and inspected the interior of the property.

Motion made by Mr. Booth, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14071821

1070 NW 25 AV
LANDERS, MARIE H/E
TAYLOR, MARTHA

This case was first heard on 1/27/15 and 3/24/15 to comply by 2/24/15, amended to 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mr. Nelson recused himself from this case.

George Oliva, Chief Building Inspector, reported there had been progress and recommended a 91-day extension. The drawings and permit application had been resubmitted.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0 with Mr. Nelson abstaining.

Case: CE16070373

2610 SW 5 ST
SRZMIAI LLC

Service was via posting at the property on 10/17/16 and at City Hall on 10/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING.
2. STRUCTURAL ALTERATIONS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

PLUMBING ALTERATIONS INCLUDING BUT NOT LIMITED TO:

1. INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

ELECTRICAL ALTERATIONS INCLUDING BUT NOT LIMITED TO:

1. INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING, ELECTRONIC MONITORING SYSTEMS, FIRE ALARMS, BURGLAR ALARMS AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL

MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. He confirmed that the property did not have electricity and was not occupied.

Stanley Zippin, owner, agreed to 91 days and said they were in the process.

Julian Ocampo, general contractor, stated when they purchased the property it was already stressed and they had already applied for a shed demolition permit and cleaned up the interior. He stated the plans were almost ready.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15030470

201 NE 16 AV
HINDS, KEVIN &
LAYNE, PAUL J

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permit applications had been submitted on 9/22/16 and were in plan review. He recommended a 91-day extension.

Kevin Hinds, owner, agreed to the extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15101733

1216 CHATEAU PARK DR
S R SINGH ENTERPRISES LLC

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported an electrical permit application had been submitted but permits were still needed for the doors, garage enclosure and plumbing. He recommended a 28-day extension.

Mark Seramur, realtor, agreed. He explained that he had been hired by the owner but he had disappeared and now he was working for the private lender, who was trying to take possession of the property. He stated he had power of attorney to file for permit applications and agreed to a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16032303

2635 E OAKLAND PARK BLVD
SERABIAN, CHARLES B

This case was first heard on 7/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress; the change of use permit had been issued on 10/18/16 and the AC permit had been issued on 8/30/16. Other sub-permit applications had been submitted. He stated provided the business was not occupied he would support a 154-day extension.

Carolina Ruiz, manager, said the business was not open and agreed it would not open during the extension period.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 154-day extension to 3/28/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15070786

1437 NE 56 ST
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$27,200.

Jose Abin, Building Inspector, reported there had been no progress; permit applications had not been submitted. He did not recommend an extension.

Angela Lopes, property manager, said they had hired a general contractor. They intended to go forward but the plans must be amended because they had discovered it must be a single-family home, not a four-plex. She requested 91 days. Ms. Lopes stated they needed to vacate tenants since they must convert the building back to a single family home.

Daniel Swinarski, general contractor, said the architect originally drew plans for a four-plex, not a single-family home. Ms. Lopes said the architect had been working with a previous contractor.

Ms. Hasan was concerned about the turnover of respondents and recommended a 28-day extension at most to ensure the new contractor acted to apply for permits.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Ms. Hinton, Mr. Madfis and Mr. Nelson opposed.

Case: CE13051997

1515 NW 7 AVE

YUTHASUNTHORN, CHANCE

YUTHASUNTHORN, SIRILUK

This case was first heard on 8/25/15 to comply by 9/22/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,025 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the window and door permit had been issued on 4/4/16 but no inspections had been scheduled. The electrical permit had been issued on 5/3/16 and a plumbing permit application had been submitted on 10/17/16. He recommended a 91-day extension.

Mr. Nelson reminded the owner that the permits would expire soon if no inspections were conducted.

Motion made by Mr. Mohnani, seconded by Ms. Nelson, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to amend the 8/23/16 Order comply-by date from 9/27/16 to 10/25/16, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE16032371

2327 SW 17 AVE
JANDEBEUR, PATRICK

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the respondent had been granted an extension at the previous hearing to apply for a permit for an enclosure but this had not been done. The respondent had emailed Inspector Abin that the enclosure had been removed instead. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a break.

Case: CE15111269

1117 NW 4 AVE
MAYNARD, JUNIOR

Service was via posting at the property on 10/17/16 and at City Hall on 10/14/16.

Mario Carrasquel, Building Inspector, testified to the following violation:
FBC(2014) 105.1

DURING AN ONSITE INSPECTION OF THIS PROPERTY FOR A
REQUEST TO VOID A EXPIRED FENCE PERMIT I NOTICED
WORK HAD BEEN DONE:

1. WINDOW AND DOOR REPLACEMENT.
2. KITCHEN AND BATH PLUMBING FIXTURE REPLACEMENT.
3. ELECTRICAL SERVICE UPGRADE.
4. PLUMBING PIPE TIED INTO CLEAN OUT CAP.
5. IT APPEARS THE FLAT ROOF HAS BEEN REROOFED.
6. THERE IS A WOOD FENCE THAT WAS NOT PERMITTED.

12/23/15 A REVIEW OF THE ORIGINAL PLAN AND THE ATF
PLAN SUBMITTED SHOWS:

1. THE LAUNDRY WAS A CLOSET AND THE PORCH HAS BEEN
CONVERTED TO A BEDROOM.
2. THE FRONT ENTRANCE HAS BEEN RELOCATED. THIS CAN
BE SEEN IN PHOTOS ON BCPA WEB SITE.
3. THE A/C SYSTEM HAS BEEN ALTERED DUCT WORK HAS
BEEN ADDED TO THE BEDROOM ADDITION.
4. THE A/C AIR HANDLER AND CONDENSING UNITS
REPLACED.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He confirmed there had been no permit activity.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16051188

1201 NW 16 CT
CHEVEULON, NERUBIN H/E
CHEVEULON, LED

Certified mail addressed to the owner was accepted on 10/15/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. WOOD FENCE REPLACEMENT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16062033

3130 NW 69 CT
REYNA, KATHERINE M

Service was via posting at the property on 10/17/16 and at City Hall on 10/14/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. CENTRAL AIR CONDITIONER REPLACEMENT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16062148

1431 SW 32 CT
SPAAPEN, JULES

Service was via posting at the property on 10/17/16 and at City Hall on 10/14/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. CARPORT CONVERTED INTO LIVING AREA.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16050853

1301 NW 18 CT
2771 LLC

Certified mail addressed to the owner was accepted on 10/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THE ROOF ON THIS RESIDENCE WAS REPLACED WITHOUT
PERMIT BETWEEN 2012 AND 2013.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16061700

1553 NW 15 AVE
2771 LLC

Certified mail addressed to the owner was accepted on 10/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. INTERIOR REMODELING INSTALLATION OF WALL COVER
IN WET SHOWER AREAS.

2. KITCHEN REMODEL. PERMIT WAS VOIDED.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. REPLACEMENT OF PLUMBING FIXTURES, KITCHENS AND BATHROOMS.
2. REPLACED HOT WATER HEATER.
3. INSTALLATION OF WATER SUPPLY LINES IN LAUNDRY ROOM.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF BREAKER CIRCUIT PANEL.
2. INSTALLATION OF RECEPTACLES.

REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6)

GFI REQUIRED AS PER NEC 108.8.

R314.3.1 WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. REPLACEMENT OF SPLIT A/C MECHANICAL SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16062293

1716 SW 11 ST

CONCESSION MANAGEMENT LLC

Service was via posting at the property on 10/16/16 and at City Hall on 10/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR ALTERATIONS INCLUDING NEW WALL AND CEILING DRYWALL COVERING.
2. SHED IN THE BACKYARD.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF PLUMBING FIXTURES IN THE KITCHEN AND BATHROOMS.
2. INSTALLATION OF WASTE LINES AND PLUMBING LINES IN KITCHEN, BATHROOMS AND LAUNDRY ROOM.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF RECEPTACLES AND CIRCUITS IN THE KITCHEN.
 2. INSTALLATION OF SUB-PANEL.
- OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6)
GFI'S REQUIRED AS PER NEC 108.8

FBC(2014) 105.3.1.4.8

THE FOLLOWING INSTALLATION REQUIRES A PERMIT:

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF SPLIT MECHANICAL A/C SYSTEM.
2. INSTALLATION OF DUCT WORK.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE PERMIT AND INSPECTIONS:

1. INSTALLATION OF FENCE.

FBC(2014) 110.6

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY
REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND
ISSUANCE OF ALL AND ANY PERMITS AND/OR
DETERMINATION OF COMPLIANCE WITH THE FLORIDA
BUILDING CODE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16091949

545 NE 13 AV
KREMEN, RONEN

Service was via posting at the property on 10/17/16 and at City Hall on 10/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

FBC(2014) 111.1.1

SINGLE FAMILY STRUCTURE BEING OCCUPIED WITHOUT
OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY IN
VIOLATION OF THIS SECTION OF THE FLORIDA BUILDING
CODE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16071180

512 NW 15 TER
PASCAL 2014 LLC

Certified mail addressed to the registered agent was accepted on 10/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THE INTERIOR FLOOR PLAN CONFIGURATION OF THIS SINGLE FAMILY HOME HAS BEEN ALTERED.
2. KITCHEN HAS BEEN REMODELED.
3. BATHROOM HAS BEEN REMODELED.
4. BATHROOM HAS BEEN ADDED.
5. FRONT PORCH HAS BEEN BUILT AND ENCLOSED.
6. SECOND ACCESSORY STRUCTURE HAS BEEN BUILT AT BACK OF PARCEL AND CONVERTED TO A SECOND OCCUPIED RESIDENCE.
7. UTILITY LAUNDRY CLOSET BUILT AT BACK OF PRIMARY STRUCTURE.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF PLUMBING FIXTURES IN KITCHENS AND BATHS.
2. INSTALLATION OF WATER SUPPLY AND WASTE LINES TO SERVICE BATHROOM ADDED, BATHROOM REMODEL LAUNDRY AND WATER HEATER.
3. INSTALLATION OF WATER HEATER.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF WIRING CIRCUITS TO SERVICE WATER HEATER, WASHER-DRYER, MECHANICAL SYSTEM, RECEPTACLES AND FIXTURES.
2. INSTALLATION OF RECEPTACLES.
3. INSTALLATION OF BREAKER PANEL.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6)

GFI'S REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF SPLIT MECHANICAL A/C SYSTEM.
2. INSTALLATION OF DUCT WORK.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF SINGLE FAMILY TO DUPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/24/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Madfis left the Meeting at 11:58.

Case: CE13100827

1609 NW 11 ST
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported permits had been issued and work was in progress. He recommended a 154-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 154-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14061177

3505 SW 12 CT
MCFARLANE, CHRISTINE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit was active and recommended a 126-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15121013

1633 SW 9 AV
BERRY, TIMOTHY
FOSTER, ANDREW L

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner was making corrections to the electrical permit application and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16030692
3473 RIVERLAND RD
CORMBD LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the window and door permit had been issued on 10/21/16 and recommended a 180-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15122078
2360 NW 20 ST
REYNOLDS, JOENATHAN C

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been issued on 10/19/16 and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15122079
2374 NW 20 ST
REYNOLDS, JOENATHAN C

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been issued on 10/19/16 and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15040769

409 N VICTORIA PARK RD
STEWART, SCOTT
HABAYEB, ZIAD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application had been abandoned and he did not recommend an extension.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a roll call vote, motion failed 3-3 with Mr. Smith, Mr. Nelson and Mr. Booth opposed.

Case: CE15111102

3221 SW 20 ST
BEAULY LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the AC permit had not been issued yet and the owner had taken no action since the last hearing. Inspector Carrasquel did not recommend any extension. He clarified that the permit was ready for pickup.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16040644

325 ISLE OF CAPRI
GALLUZZO, GEORGE R JR & MELISSA

This case was first heard on 9/27/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported no permit had been issued and he did not recommend an extension. He clarified for Mr. Nelson that no application had been submitted.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Smith opposed.

Case: CE15010368
3811 SW 12 PL
DAGUINDEAU, LOUIS

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported three violations were in compliance, the window permit had been ready for pickup since July and the fence permit had failed plan review. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15051829
1804 NW 16 CT
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, stated the permit applications had been awaiting pickup for corrections since June and September and recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15082267
1621 NW 2 AV
BEAULY LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits were pending inspections and the owner still needed a fence/gate permit. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15101560

3121 SW 20 CT
BARNETTE, KYLE W

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, stated permits were in plan review and recommended a 91-day extension

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15121837

828 NW 14 WY
LAZCO HOLDING GROUP

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and did not recommend an extension.

The Board took no action.

Case: CE16030350

1535 NW 10 AV
WASHINGTON, JEANETTE

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support an extension.

The Board took no action.

Case: CE16012048

2201 N OCEAN BLVD
HOTEL MOTEL INC.

This case was first heard on 5/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the deck violation was in compliance but the owner still needed a water heater permit. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16020021
6303 NW 9 AVE # 9
6303 L L C

This case was first heard on 7/26/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported one violation was in compliance but the owner still needed a change of use and several permits. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050163
1533 NW 19 AVE
DRAGOSLAVIC, SLAVOLJUB & MARA

This case was first heard on 8/23/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the mechanical permit was ready for pickup but building, plumbing and electrical permits were still needed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16021843
1420 NE 15 AV
BORRAS, ALEXANDRA L

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted in August and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050504
1537 NW 19 AV
LUMAX USA LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported one violation was in compliance and the mechanical permit application had been submitted in August. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050861
2780 NW 24 CT
2771 LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and did not recommend an extension.

The Board took no action.

Case: CE16020557
812 SW 15 AV
SCHUMANN, MICHAEL

This case was first heard on 6/28/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and did not recommend an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to

11/22/16, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Smith and Mr. Booth opposed.

Case: CE14110327

433 NE 14 AVE

BROOKS, SCOTT

New Owner: ALEXANDRA SANTIBANEZ IRREV TR
SANTIBANEZ, ONEY TRSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and the owner had informed him that she had been hospitalized but was working with a design professional. The owner had requested 91 days and Inspector Masula did not object.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14111609

545 S FTL BEACH BLVD #1101

BRENNAN, MICHAEL

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permits had been issued and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15101589

3200 NE 36 ST # 411

BAUCO, DOMENICO

BAUCO, MARISA

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been re-submitted on 10/14 and was in plan review. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15102509

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was resubmitted on 9/26/16 and was in plan review. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15110968

3821 N OCEAN BLVD
MY FL 3821 LLC

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued 4/1/16 and recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15120478

209 N FTL BEACH BLVD
SEASONS CONDO ASSN OF FT LAUD INC.

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported a permit had been issued and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15120488

5501 NE 25 AVE
ATLANTIC LOFT LLC

This case was first heard on 7/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Nelson opposed.

Case: CE15120539

3020 SEVILLE ST
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$11,200.

Robert Masula, Building Inspector, reported the master permit and sub-permits had been issued and the mechanical permit was pending. He recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to amend the 4/26/16 order comply-by date from 5/26/16 to 6/28/16, removing the accrued fines. In a voice vote, motion passed 6-0.

Case: CE16010199

2811 NE 56 CT
LACHO & FRANZ LLC

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits were active but the violation for the retaining wall on top of the seawall had not been addressed. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16011103

2624 NE 30 PL # 103B
WILLIAMS, ASHLEY DAWN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the property had passed FEMA flood review and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16011959

2941 E LAS OLAS BLVD
ILENE RICHMOND LIV TR
LORRAINE VREELAND REV LIV TR ETAL

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits were active and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16021361

5321 NE 24 TER # 107A
NICOLAZZO, ELIZABETH & DOMINGO

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits had been issued and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16030173

2744 E COMMERCIAL BLVD
WILSHIRE REALTY LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had failed review on 10/4/16 and he had reviewed the drawings requirements with the owner. He recommended a 91-day extension.

Motion made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16030328

625 NE 14 AVE
MULTICREDITO INTERNATIONAL LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permits were active and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050190

2100 S OCEAN LN
POINT OF AMERICA CONDO COMMON AREA
PHASE I & II

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the permit application had been resubmitted with corrections and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16062313

369 SUNSET DR
QUINTERO FAMILY PARTNERSHIP LTD

This case was first heard on 7/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance

Robert Masula, Building Inspector, reported the permit was ready to be issued and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16071299

1310 S MIAMI RD
BUBBACO LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permits had been issued and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050534

2900 NE 30 ST
LAUDERDALE TOWER CONDO ASSN INC

This case was first heard on 6/28/16 to comply by 7/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$ 8,100 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the manager had indicated they had an engineer assessing the concrete restoration. He recommended a 91-day extension. Inspector Masula stated no repairs had been made; they had secured a sliding glass door. He mentioned the building was also undergoing a 10-year recertification.

Motion made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 91-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15070227

1032 NE 8 AV

ACOMB, JACK

ACOMB, LAWRENCE T

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 10/26/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, said there had been no progress and recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a roll call vote motion failed 3-3 with Ms. Hinton, Mr. Nelson and Mr. Booth opposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the fine, which would begin on 10/26/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE15092128

216 NW 8 AVE

VILLANUEVA, ROBERTO

This case was first heard on 1/26/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$ 10,325 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended a 28-day extension for a Massey hearing.

Motion made by Mr. Smith, seconded by Mr. Cooper, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15011328

6171 NW 34 TER

PRISCIANTELLI, MICHAEL T

This case was first heard on 5/26/16 to comply by 8/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$ 2,700 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported no permit had been issued and recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$ 2,700 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE13101874

650 TENNIS CLUB DR # 109
US QUALITY HOMES LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 10/26/16 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the new owner had taken possession in September 2015 and had been notified properly. He explained the property had been through three owners since the first time it was cited in October 2013. He recommended imposition of the fine, stating this was a life safety issue.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 10/26/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE15061766

1004 SW 7 ST
SCHATZ, DAVID W

This case was first heard on 2/23/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; the permit application had passed review but was never picked up. He recommended imposition of the fine.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 28-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Case: CE16010716

1934 E SUNRISE BLVD
1930 SUNRISE INTEREST INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$ 2,700 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$ 2,700 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Approval of Minutes

Motion made by Ms. Hinton, seconded by Mr. Cooper, to approve the Minutes of the Board's August meeting. In a voice vote, motion passed unanimously.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14072166	CE16040999	CE14111588	CE15050398
CE15101181	CE15091410	CE15051433	CE15080187
CE16030002			

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15101421	CE16091450	CE16040813
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Board Discussion

None.

Communication to the City Commission

None

There being no further business to come before the Board, the meeting adjourned at 12:52 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.